

WHEREAS, a lack of adequate affordable housing options currently exist within the City of Austin; and

WHEREAS, such lack of affordability continues to worsen for the whole of Austin, is further segregating our city, and is pushing many residents out of the city limits altogether;

WHEREAS, a February 2015 report by the Martin Prosperity Institute named the Austin metro area as the most economically segregated area in the United States;

WHEREAS, the City is required by federal rules to analyze and address barriers to fair housing, and the City's 2015 report on impediments to fair housing recommends that the City "[w]ork through the CodeNEXT process to modify land use and regulatory requirements to expand housing choice and reduce housing access barriers."

WHEREAS, the city's comprehensive plan makes the creation and maintenance of affordable housing options throughout the city one of Austin's top priorities; and

WHEREAS, one key strategy for affirmatively furthering fair housing and providing affordable housing for Austinites at a range of incomes is the rewrite of the Land Development Code ("the Code") through CodeNEXT;

WHEREAS, the United States Supreme Court affirmed local jurisdictions' legal obligations to affirmatively further Fair Housing in its July 2015 ruling *Texas Department of Housing and Communities Affairs v. the Inclusive Communities Project*,

THEREFORE BE IT RESOLVED, that the City Council directs the City Manager to work with City staff and the Code rewrite consultant to:

1. Include in the presentation of the draft Code as many affordable housing options as possible for Austinites at a range of incomes with a range of family sizes;
2. Provide options and analysis to maximize the construction of below-market rate housing and more affordable and attainable market-rate housing "throughout the city" as specified in Priority Program 6 of Imagine Austin.
3. Provide options and analysis to maximize the potential of the Code to affirmatively further Fair Housing, giving low- and moderate-income residents the opportunity to live in high opportunity areas and rapidly gentrifying areas. To illustrate this, provide Fair Housing Impact Statements with proposed housing types that analyze how the proposed housing types can further Fair Housing over the life of the Code.
3. Evaluate if the draft Code will effectively accommodate future population growth as estimated by the comprehensive plan to keep housing shortages from exacerbating the rise in housing costs.
4. Include potential transportation costs and consider mobility when evaluating the estimated affordability of housing types.